



3701 Council Crest  
Appeal of Certificate of Appropriateness  
January 9, 2024

# Appeal

- Appeal of Certificate of Appropriateness Landmarks Commission issued for construction of a new residence at 3701 Council Crest



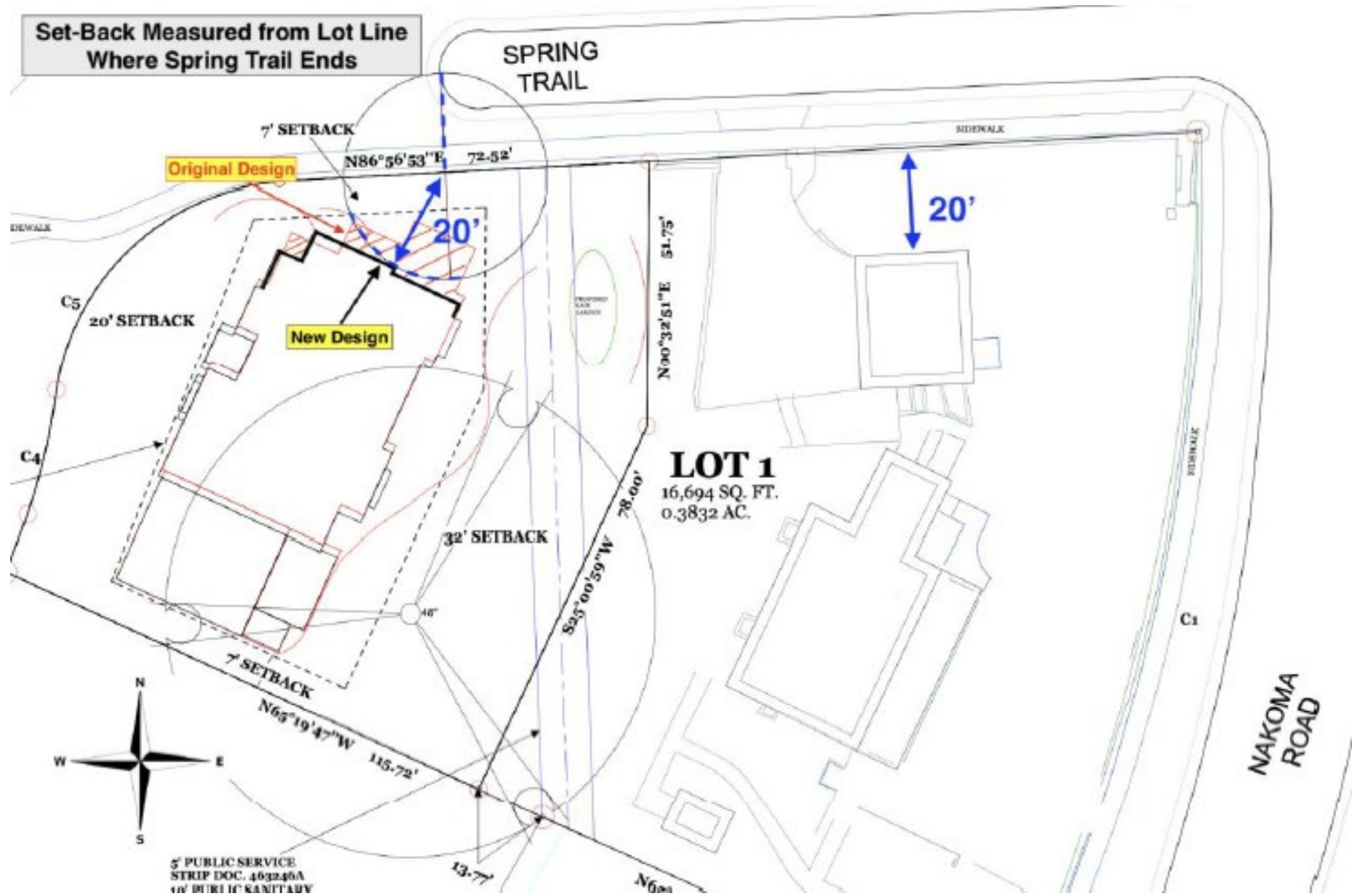
# History of Project Approval

## New Principal Structure

- 8/14/23 Landmarks Commission meeting
  - LC asked to scale back building on north side
  - 20-foot setback from Spring Trail as guide
- 11/6/23 Landmarks Commission approved CoA
- 11/14/23 Neighbors filed appeal of CoA
- 12/5/23 Introduction at Common Council



Set-Back Measured from Lot Line  
Where Spring Trail Ends





Original Design – East Elevation



Redesigned – East Elevation















# Applicable Standards - Design

Secretary of the Interior's Standards for Rehabilitation 1-10

SOI Guidelines for Rehabilitation (2017):

“These Standards and Guidelines provide a critical part of the framework of the national preservation program. They are widely used at the federal, state, and local levels to guide work on historic buildings, and they also have been adopted by Certified Local Governments and historic preservation commissions across the nation.”



# Applicable Standards - Design

## SOI Standard 9:

“New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the **massing, size, scale**, and architectural features to protect the historic integrity of the property and its environment.”



# Applicable Standards - Policy

MGO 41.18(1)(d)

“In the case of any exterior alteration or construction for which a certificate of appropriateness is required, the proposed work will not frustrate the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City’s historic resources.”

See MGO 41.01 Policy and Purpose





# Applicable Standards - Policy

The Historic Preservation Ordinance, per MGO 41.01, encourages the sensitive incorporation of new construction in relation to historic resources and is not intended to prevent development.

The City adopted the SOI as our standards for how to treat landmark sites. They shape how development happens. They cannot prevent construction on this lot.



# Common Council Actions

## MGO 41.20(4)

“After a public hearing, the Common Council may, by a favorable vote of a majority of its members, reverse or modify the decision of the Landmarks Commission with or without conditions, or refer the matter back to the Commission with or without instructions, if it finds that the Commission’s decision is contrary to the applicable standards under Secs. 41.18.”

